

**U.S. Army Corps
Of Engineers**
Norfolk District

January 26, 2006

PUBLIC NOTICE

The Norfolk District, Corps of Engineers is evaluating a permit application submitted by Bishops Run, LLC for the Bishops Run mixed commercial/residential development, COE project #05-U0006. The approximately 63 acre project site is located approximately 1 mile east of the Town of New Baltimore, is bisected by Riley Road (Route 676), south of Lee Highway (Route 29) in Fauquier County, Virginia. Enclosure 1 is a USGS Quad outlining the project site boundaries, Enclosure 2 is a vicinity map, and Enclosure 3 is the development plan for the site. The project consists of temporarily impacting 0.20 acre of palustrine emergent wetland and 69 linear feet of perennial stream channel. Permanent impacts include 6 linear feet of perennial stream channel, 136 linear feet of intermittent stream channel, 0.38 acre of palustrine forested wetlands and 0.03 acre of palustrine emergent wetlands. In conjunction with the Corps' review of this project under Section 106 of the National Historic Preservation Act, we are providing the interested public with an opportunity to submit comments on the undertaking.

The project site is located within the Buckland Mills Battlefield in Fauquier County, Virginia.

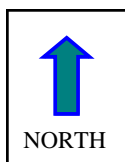
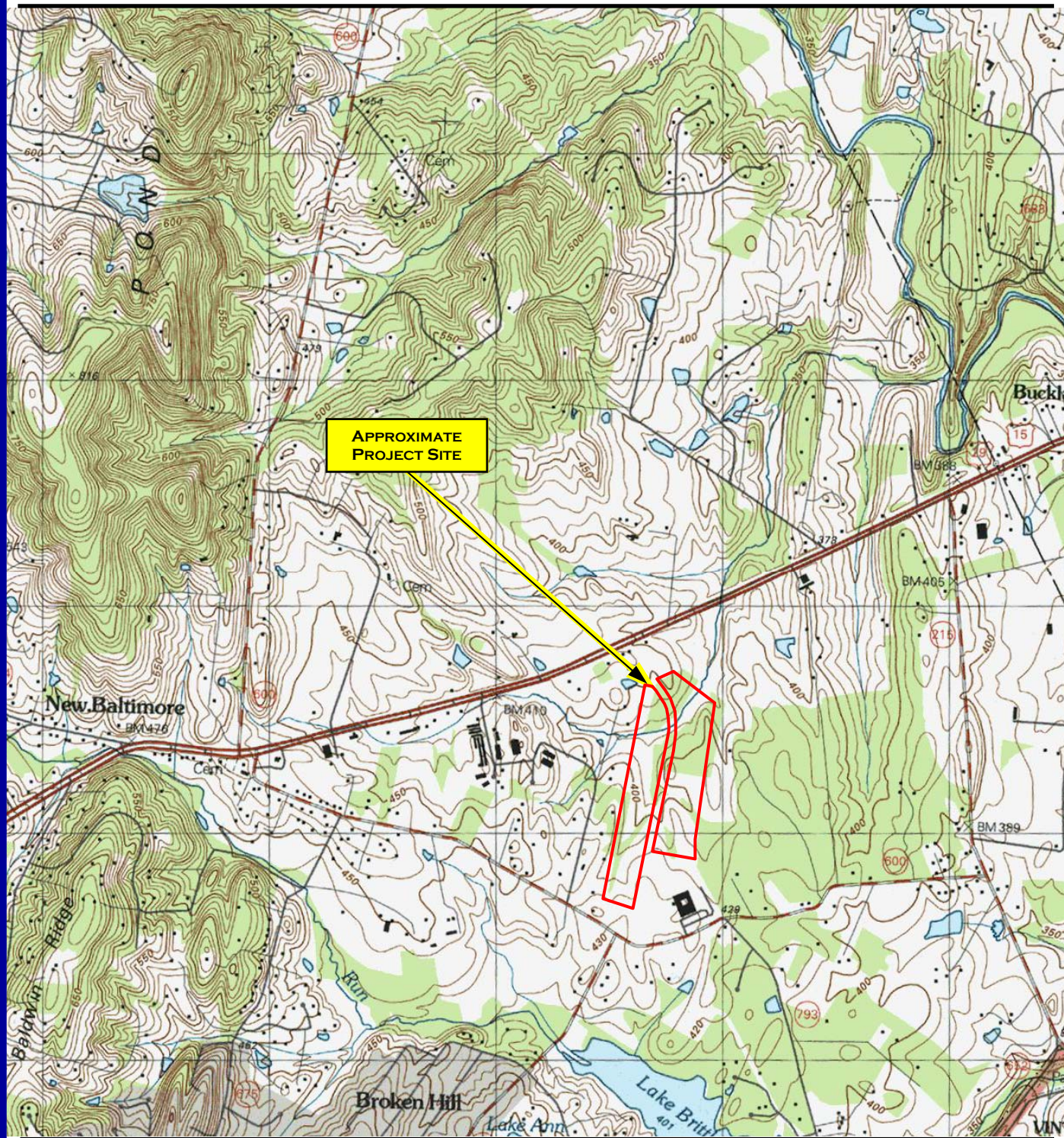
Comments must be submitted in writing by February 13, 2006 and should be addressed to us, Army Corps of Engineers, The Warrenton Field Office, Attn: Ms. Anna Oliver, PO Box 911, Warrenton, Virginia 20188 or at anna.r.oliver@usace.army.mil.

Bruce F. Williams
Chief, Northern Virginia
Regulatory Section

Enclosures

PROJECT LOCATION MAP

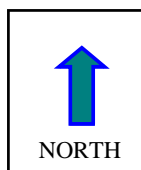
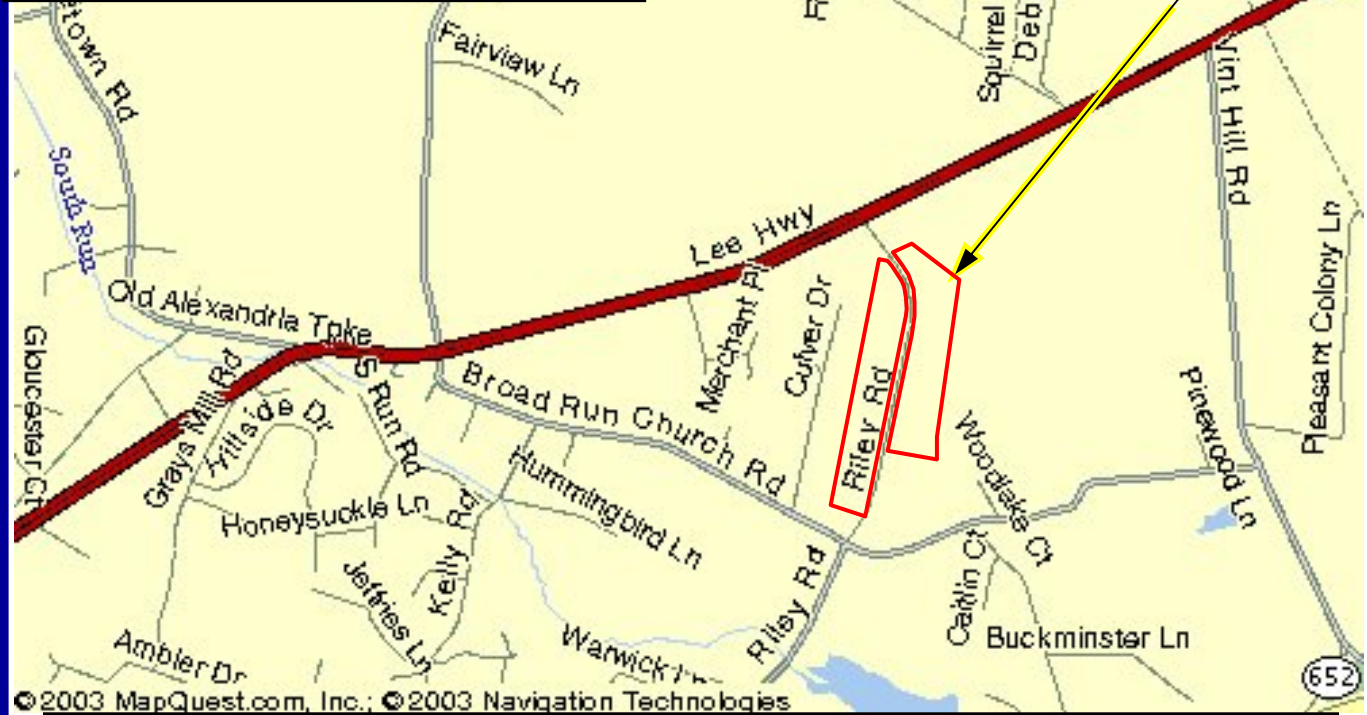
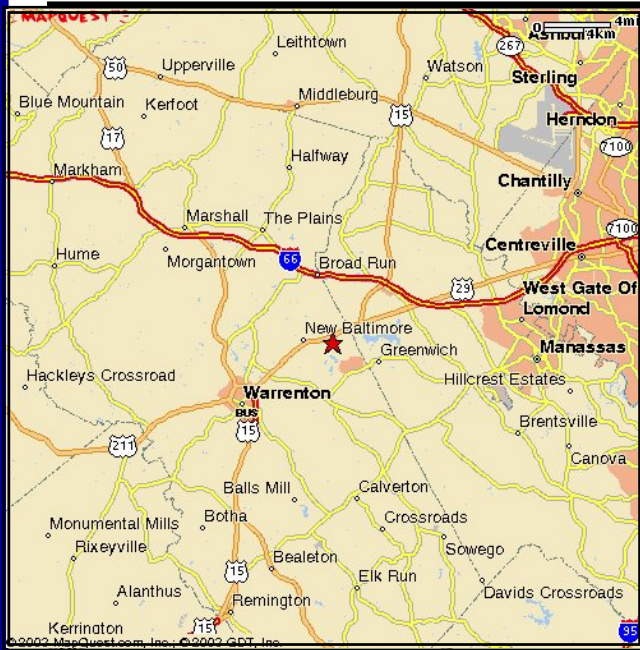
BISHOPS RUN PROPERTY



Scale: 1" = 2000'
USGS Topo Quad Map — Thoroughfare Gap
Latitude= N38° 45' 55"
Longitude= W-77° 41' 39"
Elevation= 380'-430' msl
Approximate Size= 63 Acres

VICINITY MAP

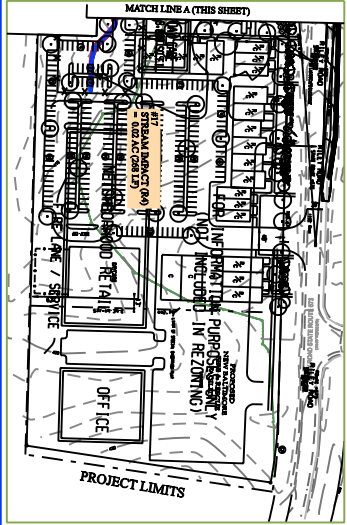
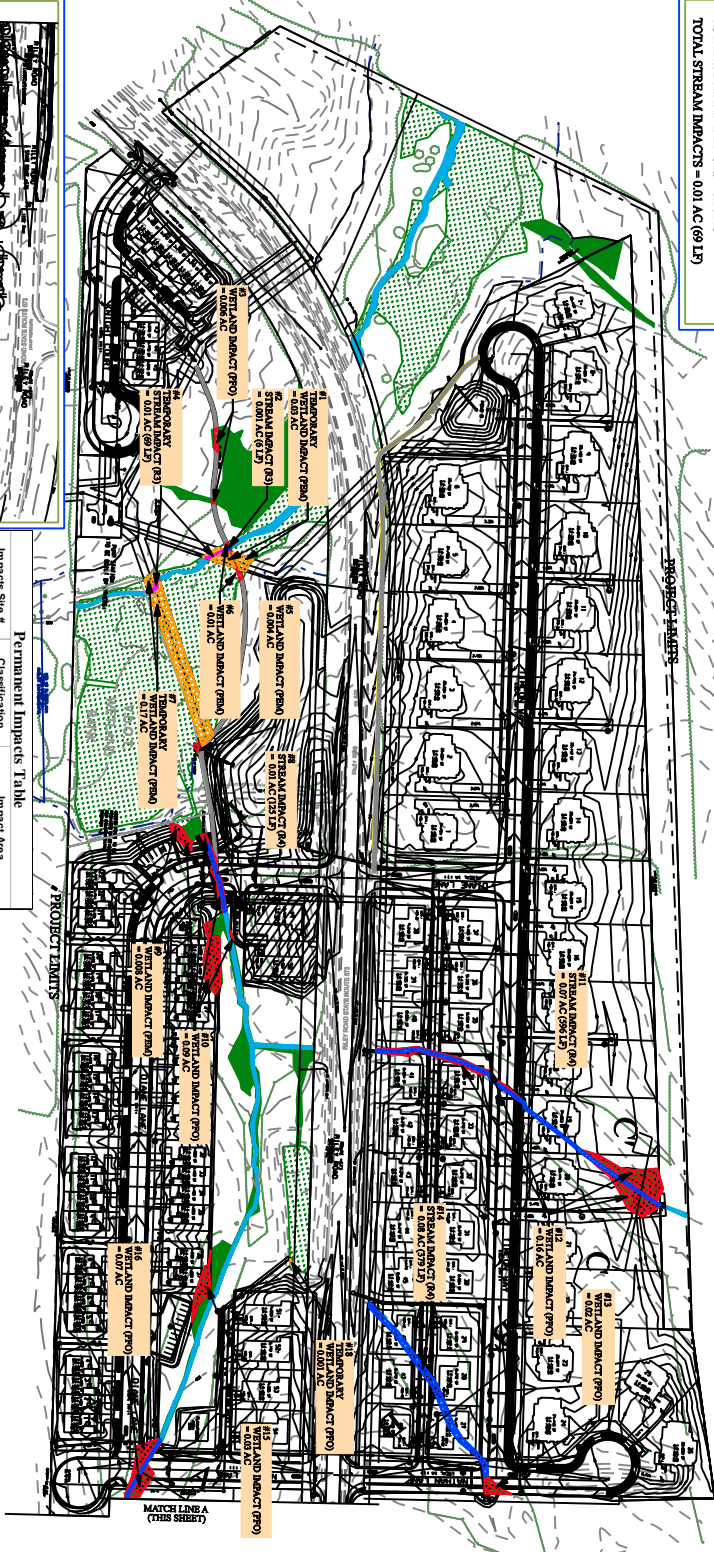
BISHOPS RUN PROPERTY



The approximate 63-acre site is located east of New Baltimore, in eastern Fauquier County, Virginia. The subject property is situated on both sides of Riley Rd. (State Route 676), approximately one quarter of a mile south of Lee Highway (U.S. Route 29).

SITE DATA:
 TOTAL PROJECT AREA = 62.45 AC
 TOTAL STREAMS = 0.56 AC (3,786 LF)
 TOTAL WETLANDS = 5.73 AC

IMPACTS SUMMARY:
PERMANENT IMPACTS
 TOTAL WETLAND IMPACTS = 0.40 AC
 TOTAL STREAM IMPACTS = 0.18 AC (1,374 LF)
TEMPORARY IMPACTS
 TOTAL WETLAND IMPACTS = 0.20 AC
 TOTAL STREAM IMPACTS = 0.01 AC (69 LF)



Impact Site #	Classification	Impact Area
2	PFO	0.007 AC (6 LF)
3	PFO	0.008 AC
5	PEM	0.004 AC
6	PEM	0.01 AC
8	R4	0.01 AC (726 LF)
9	PEM	0.008 AC
10	PEM	0.008 AC
11	R4	0.007 AC (596 LF)
12	PFO	0.16 AC
13	R4	0.08 AC (679 LF)
14	PFO	0.03 AC
15	PFO	0.07 AC
16	R4	0.02 AC (288 LF)
17	PEM	0.03 AC
1	R3	0.01 AC (69 LF)
7	PEM	0.17 AC
18	PEM	0.007 AC

LEGEND:

	PERMANENT STREAM LIMITS (PFO)		WETLAND IMPACTS
	TEMPORARY STREAM LIMITS (PFO)		STREAM IMPACTS
	PERMANENT WETLAND LIMITS (PFO)		TEMPORARY WETLAND LIMITS (PFO)
	TEMPORARY WETLAND LIMITS (PFO)		TEMPORARY STREAM IMPACTS

Notes:

1. Boundary and survey of wetland line location provided by Browne Consulting Group.
2. Wetland delineation by Angler Environmental was conducted in accordance with the 1987 National Wetlands Inventory (NWI) and the 1987 National Wetlands Inventory (NWI) and the 1987 National Wetlands Inventory (NWI).
3. A request for a hydrological delineation of a wetland's wetland delineation has been submitted to the U.S. Army Corps of Engineers and is pending.
4. This map is compiled from various sources and does not include a current field survey.

Scale: 1" = 100'

North Arrow

PROJECT MANAGER:	TK
DESIGNED:	KB
DRAWN:	KJ
JOB NUMBER:	1370
DESIGN FILE:	1370-ALTIV-SHT1.DGN
DATE:	07/25/05
REVISIONS:	

APPLICANT: BISHOPS RUN, LLC
 PROJECT: BISHOPS RUN

**DEVELOPMENT PLAN-
 SELECTED ALTERNATIVE**

FAUQUIER COUNTY, VIRGINIA

ANGLER
Environmental

Aquatic Resource Specialists

12801 Randolph Ridge Ln
 Manassas, Va. 20109
 ph: (703) 393-4844
 fax: (703) 393-2934

106 North Thompson St
 Richmond, Va. 23221
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